

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: HOLSTEIN
Local Government Number: 47G439

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HOLSTEIN #2 URBAN RENEWAL	47005	1
HOLSTEIN #3 URBAN RENEWAL	47008	1
HOLSTEIN #4 URBAN RENEWAL	47011	1
HOLSTEIN #5 URBAN RENEWAL	47012	3
HOLSTEIN #6 URBAN RENEWAL	47013	0

TIF Debt Outstanding: 217,733

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	96,852
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	96,852

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	-96,852	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 217,733**

Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #2 URBAN RENEWAL
 UR Area Number: 47005

UR Area Creation Date: 08/1998

UR Area Purpose: To encourage new residential growth and development, including construction by the City of streets, sanitary and storm sewers and water mains.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 2 INCREM	47067	47057	475,987

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,554,440	0	0	0	-3,704	2,550,736	0	2,550,736
Taxable	0	1,423,683	0	0	0	-3,704	1,419,979	0	1,419,979
Homestead Credits									10

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For HOLSTEIN #2 URBAN RENEWAL

UR #2 SOUTHVUE

Description:	HOUSING
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HOLSTEIN #2 URBAN RENEWAL

U.R. #2 SOUTHVIEW

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/07/2011
FY of Last Payment:	2015

U.R. #2 SOUTHVIEW

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/07/2011
FY of Last Payment:	2015

Non-Rebates For HOLSTEIN #2 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	U.R. #2 SOUTHVIEW
Tied To Project:	UR #2 SOUTHVIEW

TIF Expenditure Amount:	0
Tied To Debt:	U.R. #2 SOUTHVIEW
Tied To Project:	UR #2 SOUTHVIEW

TIF Expenditure Amount:	0
Tied To Debt:	U.R. #2 SOUTHVIEW
Tied To Project:	UR #2 SOUTHVIEW

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #2 URBAN RENEWAL (47005)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 2 INCREM
 TIF Taxing District Inc. Number: 47057

TIF Taxing District Base Year:	1997		UR Designation
FY TIF Revenue First Received:	2000	Slum	08/1998
Subject to a Statutory end date?	No	Blighted	08/1998
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,554,440	0	0	0	-3,704	2,550,736	0	2,550,736
Taxable	0	1,423,683	0	0	0	-3,704	1,419,979	0	1,419,979
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	103,560	1,419,979	475,987	943,992	26,586

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #3 URBAN RENEWAL
 UR Area Number: 47008

UR Area Creation Date: 07/2005

UR Area Purpose: City of Holstein will designate an economic development area to promote residential development. An assisted living facility is also planned in the urban renewal area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 3 INCREM	47074	47075	309,930

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	629,420	67,100	0	0	0	696,520	0	696,520
Taxable	0	350,797	60,390	0	0	0	411,187	0	411,187
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For HOLSTEIN #3 URBAN RENEWAL

U.R. #3

Description:	CHARMAC
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HOLSTEIN #3 URBAN RENEWAL

U.R. #3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	55,000
Interest:	7,475
Total:	62,475
Annual Appropriation?:	No
Date Incurred:	06/01/2006
FY of Last Payment:	2018

U.R. #3

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/30/2006
FY of Last Payment:	2018

Non-Rebates For HOLSTEIN #3 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	U.R. #3
Tied To Project:	U.R. #3

TIF Expenditure Amount:	0
Tied To Debt:	U.R. #3
Tied To Project:	U.R. #3

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #3 URBAN RENEWAL (47008)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 3 INCREM
 TIF Taxing District Inc. Number: 47075

TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	629,420	67,100	0	0	0	696,520	0	696,520
Taxable	0	350,797	60,390	0	0	0	411,187	0	411,187
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	386,590	309,930	309,930	0	0

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #4 URBAN RENEWAL
 UR Area Number: 47011
 UR Area Creation Date: 04/2006

UR Area Purpose: U.R. #4 is to provide a commercial urban renewal area for Galva-Holstein Ag and rebated back to Elevator for expansion of commercial grain facilities. (G-H Ag was sold to Firs Coop Association and the rebate agreement was renegotiated in 2011.)

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 4 INCREMENT	47080	47081	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For HOLSTEIN #4 URBAN RENEWAL

U.R. #4

Description:	First Coop Associtaion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HOLSTEIN #4 URBAN RENEWAL

U.R. # 4 First Coop Assn

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2015

Rebates For HOLSTEIN #4 URBAN RENEWAL

U.R. #4

TIF Expenditure Amount:	0
Rebate Paid To:	First Coop Assn.
Tied To Debt:	U.R. # 4 First Coop Assn
Tied To Project:	U.R. #4
Projected Final FY of Rebate:	2015

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TIF Taxing District Data Collection

Local Government Name:	HOLSTEIN (47G439)
Urban Renewal Area:	HOLSTEIN #4 URBAN RENEWAL (47011)
TIF Taxing District Name:	HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 4 INCREMENT
TIF Taxing District Inc. Number:	47081
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,384,670	0	0	0	0

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL
 UR Area Number: 47012

UR Area Creation Date: 02/2007

UR Area Purpose: Promote New Residential
 Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 5 INCREM	47082	47083	809,331
HOLSTEIN CITY FARMLANDS/GALVA HOLSTEIN SCH/UR #5 INCREMENT	47092	47093	11,573
HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 5A INC	47097	47098	3,439,080

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,890	1,421,050	3,840,450	0	0	0	5,287,390	0	5,287,390
Taxable	11,573	792,006	3,456,405	0	0	0	4,259,984	0	4,259,984
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 96,852
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 96,852

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: -96,852 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For HOLSTEIN #5 URBAN RENEWAL

U.R. #5

Description:	Eastridge Subdivision
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

U.R. #5

Description:	CharMac Development Agreement
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

U.R. #5

Description:	Benning Property Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HOLSTEIN #5 URBAN RENEWAL

U.R. #5

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	55,000
Interest:	20,488
Total:	75,488
Annual Appropriation?:	No
Date Incurred:	12/03/2007
FY of Last Payment:	2023

U.R. #5 - Land Aquisition

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	42,835
Interest:	2,835
Total:	45,670
Annual Appropriation?:	No
Date Incurred:	02/08/2007
FY of Last Payment:	2016

Stanley & Jeanine Chartier

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2013
FY of Last Payment:	2028

Non-Rebates For HOLSTEIN #5 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	U.R. #5
Tied To Project:	U.R. #5

TIF Expenditure Amount:	0
Tied To Debt:	U.R. #5
Tied To Project:	U.R. #5

Rebates For HOLSTEIN #5 URBAN RENEWAL

CharMac

TIF Expenditure Amount:	96,852
Rebate Paid To:	Stanley/Jeanene Chartier
Tied To Debt:	Stanley & Jeanine Chartier
Tied To Project:	U.R. #5
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL (47012)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN CITY UR 5 INCREM
 TIF Taxing District Inc. Number: 47083

TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	02/2007
Blighted	02/2007
Economic Development	06/2009

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,418,580	20,780	0	0	0	1,439,360	0	1,439,360
Taxable	0	790,629	18,702	0	0	0	809,331	0	809,331
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	23,330	809,331	809,331	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL (47012)
 TIF Taxing District Name: HOLSTEIN CITY FARMLANDS/GALVA HOLSTEIN SCH/UR #5 INCREMENT
 TIF Taxing District Inc. Number: 47093

TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,890	0	0	0	0	0	25,890	0	25,890
Taxable	11,573	0	0	0	0	0	11,573	0	11,573
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,820	11,573	11,573	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #5 URBAN RENEWAL (47012)
 TIF Taxing District Name: HOLSTEIN CITY/GALVA-HOLSTEIN SCH/HOLSTEIN UR 5A INC
 TIF Taxing District Inc. Number: 47098

TIF Taxing District Base Year: 2009

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,470	3,819,670	0	0	0	3,822,140	0	3,822,140
Taxable	0	1,377	3,437,703	0	0	0	3,439,080	0	3,439,080
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,870	3,439,080	3,439,080	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: HOLSTEIN (47G439)
 Urban Renewal Area: HOLSTEIN #6 URBAN RENEWAL
 UR Area Number: 47013
 UR Area Creation Date: 06/2014

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land and resources for new and expanded commercial and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For HOLSTEIN #6 URBAN RENEWAL

Fouts 1st Addition

Description:	Motel/Truck Stop Project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HOLSTEIN #6 URBAN RENEWAL

Urban Renewal Bond, Series 2014

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	34,100
Total:	34,100
Annual Appropriation?:	Yes
Date Incurred:	12/15/2014
FY of Last Payment:	2034